

# **EXHIBIT C**

**STATE OF WISCONSIN  
REAL PROPERTY TAX BILL FOR 2008  
CITY OF MADISON, DANE COUNTY**

CARDINAL COURT LLC  
2301 East Springs Dr

**MAIL IN BOTTOM PORTION WITH YOUR PAYMENT**

Tax data available on-line at

<http://www.cityofmadison.com/treasurer>


**IMPORTANT:** Correspondence should refer to this parcel number.  
See reverse side for important information.  
Be sure this description covers your property. This description is  
for property tax bill only and may not be a full legal description.

**CERTIFIED SURVEY MAP NO 7472 AS RECORDED**

PARCEL 251-0810-271-1404-0 BILL# 09114

Assessed Value Land 1,325,500	Ass'd Value Improvements 4,874,500	Total Assessed Value 6,200,000	Average Assessment Ratio 97.382646%	Net Assessed Value Rate (Does NOT reflect Credits) .0202060
Estimated Fair Market Land 1,361,100	Est. Fair Mkt. Improvements 5,005,500	Total Estimated Fair Market 6,366,600	<input type="checkbox"/> A star in this box means unpaid prior year taxes. Contact County Treasurer	School taxes reduced by school levy tax credit -11,002.52

Taxing Jurisdiction	2007 Est. State Aids Allocated Tax Dist.	2008 Est. State Aids Allocated Tax Dist.	2007 Net Tax	2008 Net Tax	% Tax Change
WISCONSIN			1,080.04	1,081.90	0.2%
DANE COUNTY	3,545,391	3,622,238	13,891.10	13,867.54	-0.2%
CITY OF MADISON	20,923,332	22,187,528	45,406.94	46,509.30	2.4%
MATC	4,402,125	4,679,176	7,629.72	7,722.72	1.2%
SCH SUN PRAIRIE	4,989,832	5,318,878	53,310.08	56,095.74	5.2%
<b>TOTAL</b>	<b>33,860,680</b>	<b>35,807,820</b>	<b>121,317.88</b>	<b>125,277.20</b>	<b>3.3%</b>
		First Dollar Credit	0.00	-41.07	
		Lottery and Gaming Credit			
		Net Property Tax	121,317.88	125,236.13	3.2%

<b>Make Check Payable to:</b>  City of Madison Treasurer P.O. Box 2999 Madison, WI 53701-2999 (608) 266-4771  <b>Or pay online at:</b>  Madisonpay.com	<b>TOTAL DUE FOR FULL PAYMENT</b>  PAY BY <b>JAN. 31, 2009</b>  \$ <b>125,236.13</b>  <small>WARNING: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and penalty. (See reverse)</small>	Net Property Tax <b>125,236.13</b>
	OR First Installment Payment Due On or Before Jan. 31, 2009  <div style="text-align: center;">\$ <b>62,618.06</b></div>	
	And Second Installment Payment Due On or Before July 31, 2009  <div style="text-align: center;">\$ <b>62,618.07</b></div>	<b>TOTAL DUE:</b> <b>125,236.13</b>

**TEAR HERE AND MAIL IN BOTTOM PORTION**

Make sure City address appears in window

CITY OF MADISON TREASURER  
P.O. BOX 2999  
MADISON, WI 53701-2999

251-0810-271-1404-0  
CARDINAL COURT LLC  
2125 W WASHINGTON ST  
WEST BEND WI 53095

Amount Enclosed: \_\_\_\_\_

TOTAL DUE FOR FULL PAYMENT	
01/31/2009	125,236.13

... OR ...

INSTALLMENT OPTIONS	
DUE DATE	AMOUNT
01/31/2009	62,618.06
07/31/2009	62,618.07

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